025.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,100 / 1,106,100
					USE VALUE:	1,106,100 / 1,106,100
					ASSESSED:	1,106,100 / 1,106,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEAVER SCOTT/ETAL
Owner 2:	MARCEAU CHERYL
Owner 3:	
Street 1:	10 CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,990 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Wood Shingle Exterior and 3753 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4990.000	650,300		455,800	1,106,100
Total Card	0.115	650,300		455,800	1,106,100
Total Parcel	0.115	650,300		455,800	1,106,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.76 | /Parcel: 294.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 16173

GIS Ref

GIS Ref

Insp Date 07/05/17

!2003!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	650,200	0	4,990.	455,800	1,106,000	1,106,000	Year End Roll	12/18/2019
2019	104	FV	475,500	0	4,990.	484,200	959,700	959,700	Year End Roll	1/3/2019
2018	104	FV	475,500	0	4,990.	353,200	828,700	828,700	Year End Roll	12/20/2017
2017	104	FV	427,400	0	4,990.	307,600	735,000	735,000	Year End Roll	1/3/2017
2016	104	FV	427,400	0	4,990.	262,100	689,500	689,500	Year End	1/4/2016
2015	104	FV	380,000	0	4,990.	256,400	636,400	636,400	Year End Roll	12/11/2014
2014	104	FV	380,000	0	4,990.	210,800	590,800	590,800	Year End Roll	12/16/2013
2013	104	FV	395,700	0	4,990.	200,500	596,200	596,200		12/13/2012

PRINT

Date	Time
12/10/20	17:31:38

LAST REV

Date	Time
08/04/17	09:01:26
apro	
2003	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAUDERER MARC J	25229-254		3/17/1995		277,000	No	No		Y

USER DEFINED

Prior Id # 1:	16173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2012	1420	Manual	26,500	C				
10/12/2007	933	Manual	35,000					demo rebuild 3 sea
12/5/2003	1033	Redo Kit	15,000	C		G6	GR FY06	
6/19/2003	479	Re-Roof	10,465					

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/25/2013	Info Fm Prmt	EMK	Ellen K
4/23/2009	Measured	372	PATRIOT
6/24/2005	Permit Visit	BR	B Rossignol
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
8/13/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4990		Sq. Ft.	Site		0	80.	1.14	1									455,759						455,800	

Total AC/HA: 0.11455 | Total SF/SM: 4990 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 455,759 | Spl Credit | Total: 455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92981344
Const Adj.:	1.00969899
Adj $ / SQ:	159.601
Other Features:	120354
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798899
Depreciation:	148595
Depreciated Total:	650304

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

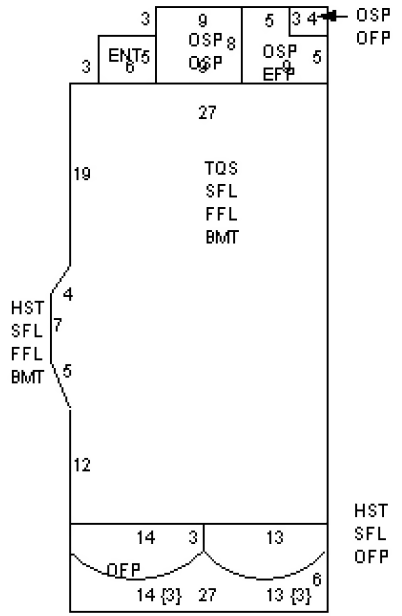
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.60
Special Features:	0	Val/Su Net:	116.58
Final Total:	650300	Val/Su SzAd	173.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,401	159.600	223,602
BMT	Basement	1,335	47.880	63,920
FFL	First Floor	1,335	159.600	213,068
TQS	3/4 Story	948	159.600	151,302
OSP	Screen Porch	216	26.810	5,791
OFP	Open Porch	184	25.710	4,731
HST	Half Story	69	159.600	10,933
EFP	Enclos Porch	60	73.300	4,398
	Net Sketched Area:	5,578	Total:	678,545

Size Ad	3752.5	Gross Are	5962	FinArea	3753

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc